

BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY															
ELEMENT	CD	CONSTRUCTION				TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	A YB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY							PAGE 1 of 1	4					
DOR CODE	5400 TIMBERLAND 90+																														
MAP NUM					MKT AREA	05																									
NEIGHBORHOOD/LOC		5001.00																													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																										
TOTALS																	BLD DATE XF DATE INC DATE				LGL DATE LAND DATE AG DATE	05/08/2026 09/29/2025	MLU KBA								
EXTRA FEATURES						WILDLIFE WAY, CALLAHAN																									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES																
1	0500	FP-PRE FAB	0 0	0 0	1.00	UT	3,500.00	3,500.00	100	2021	2021	3	99	3,465																	
LAND DESCRIPTION															TOTAL OB/XF										3,465						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV							
1	009900	C	ACREAGE NON-	0	0007	OR	0.00	0.00	9.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	99,000														
2	005400	A	TIMBER 1 N S	0		OR	0.00	0.00	27.12	AC		1.00	1.00	1.00	690.00	690.00	18,713														
3	005401	A	TIMBER 1 P	0		OR	0.00	0.00	13.38	AC		1.00	1.00	1.00	750.00	750.00	10,035														
4	009910	M	MARKET VALUE	0		OR	0.00	0.00	40.50	AC		1.00	1.00	1.00	11,000.00	11,000.00	445,500														
REVIEW DATE		02/02/2024		BY KWA		Total Acres:	49.50		Total Land Value:		127,748		Market:		445,500		Agricultural:		28,748		Common:		99,000		PRINTED 07/09/2026 BY SYS						